



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
SEPTEMBER 24, 2015
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Loweree present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Brannon
Commissioner Grambling
Commissioner Loweree
Commissioner Bustamante
Commissioner Landeros

COMMISSIONERS ABSENT:

Commissioner Ardovino
Commissioner Madrid

AGENDA

Commissioner Brannon read the rules into the record. Kimberly Forsyth, Program Manager for Planning & Inspections, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Brannon, Grambling, Loweree, Bustamante, and Landeros

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Ardovino, and Madrid

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

Mr. Gallinar announced that Ms. Kimberly Forsyth was hired as the Program Manager for Planning & Inspections.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination:

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|----|----------------------|---|
| 1. | SUSU15-00054: | Sunset Terrace #5 – A portion of Tract 1A and 1B, Nellie D. Mundy Survey No. 241, and a portion of Tract 3A, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas |
| | Location: | North of Borderland and West of Desert South |
| | Property Owner: | Tropicana Development |
| | Representative: | CEA Group |
| | District: | 1 |
| | Staff Contact: | Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov |

Nelson Ortiz, Senior Planner, gave a presentation and noted that the applicant proposes to subdivide 11.18 acres of vacant land for 62 single-family lots. Access to the subdivision is proposed from Bellwoode and Bells Corners Avenues. The development lies within the La Puesta Del Sol land study and is vested under the former subdivision code. The applicant is requesting two modifications. Staff recommends approval of Sunset Terrace #5 along with the modification request. Staff is recommending approval with the conditions stated in the staff report.

Jorge Azcarate with CEA Group concurred with staff's comments.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Grambling, and unanimously carried to **APPROVE SUSU15-00054.**

Motion passed.

Major Combination (Reconsideration):

2. **SUSU14-00062:** Que Padre Subdivision – A portion of Tract 2, Block 1, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Location: East of Sunland Park and South of Doniphan
Property Owner: EP Sunland, LLC.
Representative: Kimley-Horn and Associates
District: 8
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, noted that the applicant seeks re-approval of Que Padre Subdivision with two waivers noted in the staff report. The only change is the new waiver for the hike and bike requirement. The applicant will be constructing the full width of Emory Drive. The applicant has submitted a request to waive the bike and hike rail requirement along Sunland Park Drive and the 300' maximum cul-de-sac length requirement in non-residential zoning districts. This development was reviewed under the current subdivision code. Staff recommends approval and approval of the waiver requests.

Joseph Nestor, on behalf of the applicant, concurred with staff's comments.

ACTION: Motion made by Commissioner Grambling, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUSU14-00062.**

Motion passed.

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3. **SUSU14-00090:** CMC Commercial Unit 2 – A portion of Tracts 2E and 2E4, Nellie D Mundy Survey #243, City of El Paso, El Paso County, Texas
Location: South of Trans Mountain and East of Resler
Property Owner: Cimarron Hunt Communities, Tenet Healthcare Corporation, Plexxar Capital, LTD
Representative: CSA Design Group
District: 1
Staff Contact: Joaquin Rodriguez, (915) 212-1608,
 rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant is requesting a reconsideration of a previously approved plat. The only modification is an increase in parkway width. The increased parkway width will accommodate increased landscaping more suited to future growth along the Trans Mountain Corridor and within the proposed development. Staff recommends approval of the modification request and approval of the CMC Commercial Unit 2 on a Reconsideration basis.

Glenn Brooks with CSA Design Group concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSU14-00090.**

Motion passed.

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4.	SUSU15-00050:	Gateway Stormwater South Pond – All of Lots 1 Thru 32, and the alley within Block 45, All of Lots 1 thru 4 and 30 thru 32 and portions of Lot 29 and the alley within Block 44, a portion of Cebada Street, Durazno Avenue and Estrella Street; all within Supplemental Map No. 1 of East El Paso, City of El Paso, El Paso County, Texas
	Location:	South of Interstate 10 and West of Copia
	Property Owner:	El Paso Water Utilities
	Representative:	Conde, Inc.
	District:	8
	Staff Contact:	Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Conrad Conde with Conde, Inc., representing EPWU concurred with staff's comments.

1ST MOTION:

Motion passed.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SURW15-00011 AND SUSU15-00050 SIMULTANEOUSLY.**

3RD MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Brannon, and unanimously carried to **RECONSIDER SURW15-00011 AND SUSU15-00050 TO ALLOW FOR PUBLIC COMMENTS.**

Motion passed.

Commissioner Loweree asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SURW15-00011 AND SUSU15-00050 SIMULTANEOUSLY.**

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- Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is proposing to replat 1.1530 acres of land for one stormwater pond lot. Access to the subdivision is proposed from Nonap Road. This replat comes as the result of the applicant's coordination with County Public Works to enlarge the stormwater ponding area. This development is being reviewed under the current subdivision ordinance. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path. Staff received written documentation from the County of El Paso stating that the proposed right of way meets all County requirements and the County is willing to accept the waiver of right of way improvements. Staff recommends approval of the waiver of right of way improvements and approval of Horizon Hills Estates Replat B on a resubdivision combination basis.

Sal Masoud with Del Rio Engineering concurred with staff's comments.

Commissioner Loweree asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUSU15-00052.**

Motion passed.

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PUBLIC HEARING Right-of-Way Vacation:

7. **SURW15-00011:** Cebada Street and Alley Vacation No. 3 - Portion of Cebada Street, Durazno Avenue, Estrella Street and all of a 20 foot alley between Cebada Street and Estrella Street and a portion of a 20 foot alley between Cebada Street and Luna Street, City of El Paso, El Paso County, Texas
- Location: South of Gateway East and East of Piedras
- Property Owner: El Paso Water Utilities
- Representative: Conde, Inc.
- District: 8
- Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Planner, gave a presentation and noted that the applicant is requesting approval to vacate a portion of right-of-way along Cebada Street, Durazno Avenue, Estrella Street, and a portion of a 20' alley along Estrella and Luna for the construction of a stormwater pond. The applicant is requesting approval of an alternative design for the remainder of the street right-of-way after the vacation is complete. Staff recommends approval of the right-of-way vacation.

Conrad Conde with Conde, Inc., concurred with staff's comments.

1ST MOTION:

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **CONSIDER ITEMS 4 AND 7 TOGETHER, BUT ITEM 7 WILL BE HEARD FIRST.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SURW15-00011 AND SUSU15-00050 SIMULTANEOUSLY.**

Motion passed.

3RD MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Brannon, and unanimously carried to **RECONSIDER SURW15-00011 AND SUSU15-00050 TO ALLOW FOR PUBLIC COMMENTS.**

Motion passed.

Commissioner Loweree asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

4TH MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SURW15-00011 AND SUSU15-00050 SIMULTANEOUSLY.**

Motion passed.

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PUBLIC HEARING Rezoning Applications:

8. **PZRZ15-00024:** Parcel 1: Lots 5 and 6, Block 2, Cielo Vista Amended Plat, City of El Paso, El Paso County, Texas
Parcel 2: Lots 5 through 10, Block 3, Cielo Vista Amended Plat, City of El Paso, El Paso County, Texas
Location: North of Edgemere Boulevard and East of Airway Boulevard
Zoning: Parcel 1: A-2 (Apartment) and C-4 (Commercial)
Parcel 2: A-2 (Apartment)
Request: Parcel 1: From A-2 (Apartment) and C-4 (Commercial) to C-3 (Commercial)
Parcel 2: From A-2 (Apartment) to C-3 (Commercial)
Existing Use: Apartment Complex (To be demolished)
Proposed Use: Retail, grocery store, and hardware store
Property Owner: E.P. Simana, L.P.
Representative: SLI Engineering Inc.
District: 3
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov
POSTPONED FROM 8/27/15

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is requesting to rezone the subject property from A-2 (Apartment) and C-4 (Commercial) to C-3 (Commercial) to allow for commercial development. The A-2 (Apartment) district does not permit retail, grocery store, and hardware store. The development shall comply with the minimum landscape area requirements of Title 18.46. Access to the subject property is provided from Airway Boulevard and Catalina Way. Staff received 3 phone calls and 4 letters in support to the rezoning request. Staff also received 2 phone calls of inquiry regarding the proposed uses next to the school site. Staff's recommends approval of rezoning the subject property from A-2 (Apartment) and C-4 (Commercial) to C-3 (Commercial) with conditions stated in the staff report.

Georges Halloul with SLI Engineering concurred with staff's comments.

Commissioner Loweree asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE PZRZ15-00024.**

Motion passed.

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9. **PZRZ15-00025:** Portion of Tract 5D, Block 3, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 9522 North Loop
Zoning: R-F (Ranch-Farm)
Request: R-F (Ranch-Farm) to C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Apartments

Property Owner: North Loop Apartments, LLC
Representative: Exigo Architects – Jesus Ortega
District: 6
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **DELETE PZRZ15-00025**.

Motion passed.

10. **PZRZ15-00026:** Portion of Tract 14B and all of Tract 15B, Block 45, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 174 N. Zaragoza
Zoning: R-4/H (Residential/Historic)
Request: From R-4/H (Residential/Historic) to S-D/H (Special District/Historic)
Existing Use: Single-Family Home
Proposed Use: Retail and Single-Family Home
Property Owners: Gerardo and Consuelo Chacon
Representative: Ray Mancera
District: 6
Staff Contact: Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov
POSTPONED FROM 9/10/15

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **DELETE PZRZ15-00026**.

Motion passed.

PUBLIC HEARING Detailed Site Development Plan Applications:

11. **PZDS15-00017:** A portion of Lot 18, Block 2, Montwood Heights Unit 4, City of El Paso, El Paso County, Texas
Location: 12430 Montwood Drive
Zoning: C-1/c (Commercial/conditions)
Request: Detailed Site Development Plan Review per Ordinance No.11446
Existing Use: Vacant
Proposed Use: Medical office
Property Owner: Marcella Frausto
Representative: Guillermo Barajas
District: 5
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is requesting a detailed site development plan review as required by Ordinance No. 11446 dated June 22, 1993. The detailed site development plan shows a new 2,064 square feet clinic, 26 feet in height. The development complies with the minimum landscape area requirements. Access to the subject property is proposed from Montwood Drive. Staff's recommends approval of the detailed site development plan.

Guillermo Barajas concurred with staff's comments.

Other Business:

13. Discussion and action on the City Plan Commission minutes for:
September 10, 2015

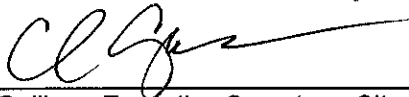
ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR SEPTEMBER 10, 2015.**

Motion passed.
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ADJOURNMENT:

Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to adjourn this meeting at 2:39 p.m.

Approved as to form:



Carlos Gallinar, Executive Secretary, City Plan Commission